

# Anjumann E Burhani



Neighborhood Meeting

April 30, 2014

# Site Plan Entitlement

- ✎ Site Plan Entitlement is a permit process where approval of new construction or exterior modification to a building or a site occurs
- ✎ Site Plan Entitlement is approved by the Technical Committee and the Design Review Board
- ✎ The Technical Committee consists of the Planning Director, Public Works Director and Fire Marshall, as well as representatives from Parks and Building

# Redmond Zoning Code Compliance

- ☞ Project must conform to the Redmond Zoning Code, neighborhood plans, and City's comprehensive plan
- ☞ Project must be a permitted use
- ☞ Religious Facility regulations – RZC 21.08.280
  - Permitted Use in a residential zone
  - Maximum congregation size of 250 in a residential zone without Conditional Use
  - Height: Increased setback of 5' for every 1' above 30'; and 50' inclusive of steeples, bell towers or minarets
  - Transportation Management Plan: Traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial [street](#) system
  - Impervious Surface – 75%
  - Lot coverage 35%

# Redmond Zoning Code Compliance

## ∞ Design Standards – RZC 21.60

- Architectural Concepts: Height, style, shape, scale
- Modulation and Articulation

## ∞ Landscaping – RZC 21.32 & 21.08.280

- Parking lot landscaping
- 5' wide perimeter landscaping along NE 51<sup>st</sup>
- 10' wide landscape buffer adjacent to residential uses with 80% sight obscuring planting (north and east boundary)
- Visual screen adjacent to sidewalks (west and south boundaries)

## ∞ Parking – 21.08.080

- 1 space for 5 fixed seats for assembly area (max) – 30 spaces required
- Proposal includes 36 spaces on-site with 65 vehicles accommodated using valet parking
- Off-site parking agreement for large events with shuttle service

# Noticing & Process

- ☞ Notice of Application is sent to all residents within 500' of the project site and provides for a 21 day comment period
- ☞ Notice is also posted on-site, at City Hall and Library
- ☞ Neighborhood meeting is not required for this type of application – permitted use
- ☞ Parties of Record
- ☞ Written decision is sent to the applicant and all parties of record
- ☞ Decision is appealable to the Hearing Examiner

# Site Plan

- Construction of a 21,000 SF mosque facility
- 36 on-site parking spaces
- 65 parking spaces with valet
- Additional 30 off-site spaces



# Applicant Presentation

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# Neighborhood Comments

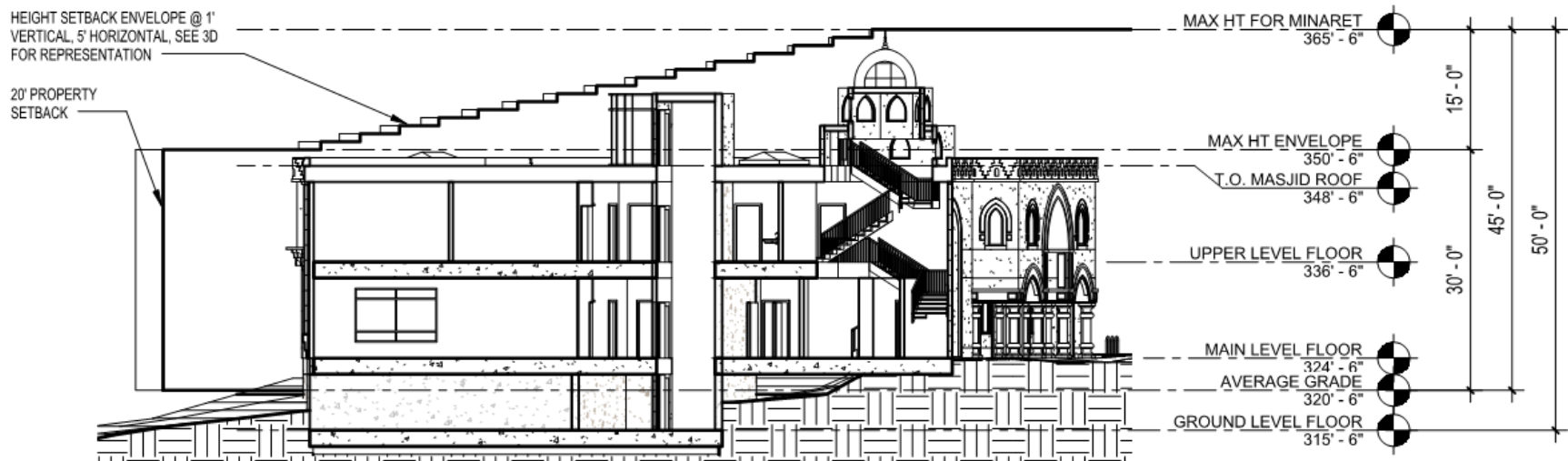
Comments received by the City at the March 24, 2014 meeting

- ☞ Zoning concerns and impact to neighborhood
- ☞ Community Input
- ☞ Parking Concerns
- ☞ Traffic Concerns
- ☞ Pedestrian Concerns
- ☞ Metro Bus Stop
- ☞ Noise
- ☞ Congregation Size
- ☞ Security Concerns
- ☞ Mitigation Plans
- ☞ Additional Concerns



# Zoning Concerns & Neighborhood Impact

- ☞ How does the 20,000 SF scale of the project fit with the ~2000 SF average home size ?
  - City understands that religious facilities are larger and taller than single family homes
  - Religious facilities are a permitted use in a residential zone
- ☞ How does the design of the facility fit with the character of the neighborhood?
  - Design criteria requires compliance with City's design standards
  - 20 minimum setbacks apply and additional 5 setback for every 1' in height above 30'
- ☞ Exactly how tall is the facility with the minaret?
  - 45'



Section 1 - E/W Setbacks

# Zoning Concerns & Neighborhood Impact

- ∞ Will the neighborhood be rezoned to accommodate this facility?
  - No rezone necessary
  - Permitted use in the R-5 zone
- ∞ How will the added nuisances of traffic, parking and noise affect property values?
  - Parking is accommodated on-site
  - Traffic associated with the use is off-peak
  - Noise is regulated by the noise ordinance
- ∞ How do current residents benefit from the addition of this facility?
  - The facility serves both residents of Redmond and those living outside the City of Redmond
- ∞ Will there be special tax assessments for residents to pay for added infrastructure such as traffic control, sidewalks, etc. if required due to extra traffic?
  - The City of Redmond does not assess special tax improvements for traffic control and sidewalks
  - The religious facility will pay traffic impact fees (approximately \$102,000)

# Community Input

- ☞ Why wasn't the community involved earlier
  - Open house was held on July 7, 2013
  - Religious facilities are a permitted use
  - No neighborhood meeting is required
  - City encouraged the applicant to reach out to the neighborhood
- ☞ Were notifications issued correctly via mail to all residents, posting bad photocopies on mailboxes, visibility of signage on the site?
  - State law requires notice for 300' boundary
  - City of Redmond sends out notices to property owners and residents within 500'
  - Notices were posted on the site, City Hall & library. City notices were not posted on mailboxes or poles
- ☞ What is Microsoft's involvement in the planning?
  - Microsoft was sent a notice
  - Provided comment during the NOA comment period

# Parking Concerns

- ☞ Overflow parking for Microsoft and Metro bus line within the neighborhood
  - Site Plan, Traffic Study and TMP all indicate that the site can accommodate all parking on-site
  - Off-site parking agreement is in place for large events
  - City understands that this is an existing and ongoing issue
- ☞ How will their proposed shuttle system work?
  - Vans will shuttle congregation between off-site lot and mosque
- ☞ What happens if they underestimate attendance at a given activity and shuttle isn't available?
  - Applicant's presentation states that they know how many people will attend
- ☞ Availability of parking in neighborhood for residents and guests
  - Parking associated with the mosque will occur within the site
  - Street parking along public streets are permitted

# Traffic Concerns

- ☞ Even more traffic at 51st and 154th
  - Traffic study - Maximum of 21 PM peak hour trips
- ☞ Traffic study didn't address U-turns on 51st
  - Do not anticipate the need for u-turns
- ☞ Existing blind spot for those turning from 154th
  - The proposal is not required to mitigate for existing conditions
- ☞ Through traffic in winding neighborhood streets: cars cutting corners on turns
  - Access to the site is from NE 51<sup>st</sup> and expect few trips through neighborhood
- ☞ Lack of stop/yield signs throughout neighborhood
  - Access to the site is from NE 51<sup>st</sup> and expect few trips through neighborhood
- ☞ Will residents incur special tax assessment to pay for traffic control infrastructure?
  - The City of Redmond does not assess special tax improvements for traffic control and sidewalks
  - The religious facility will pay traffic impact fees

# Pedestrian Concerns

- ⌘ Not every block has sidewalks so people walk, run, play in the streets
  - Sidewalks currently exist along NE 51<sup>st</sup> Street and in portions of the neighborhood
  - Applicant not required to construct off-site pedestrian improvements
- ⌘ Kids play in streets and ride bicycles to/from school on the streets
  - Applicant not required to construct off-site pedestrian improvements
- ⌘ Will residents get hit with a special assessment to build sidewalks (and have to relocate landscaping, fences, etc.) when traffic increases?
  - No. The City of Redmond does not use special assessments for improvements
  - Traffic impact fees will be assessed for the project

# Metro Bus Stop

- ☞ Where will they relocate the Metro bus stop on 51st at 154th
  - Metro will work with City to determine the exact location of the bus stop
  - Estimate to move a few feet to the east
- ☞ Would the new location be as convenient for our residents to reach on foot?
  - Yes. Bus stop will be located in the same vicinity as its current location





# Noise

- ☞ Call to prayer 5 times daily broadcast from minaret?
  - The facility does not use a call to prayer as part of their worship
  - No speakers to be located outside the building
- ☞ Noise from congregation activities and traffic?
  - The facility has been designed with increased setbacks and 80% sight obscuring landscaping adjacent to existing residences
  - All activities occur within the building
  - 21 additional PM peak hour trips
- ☞ What is acceptable noise level in residential zone?
  - 55 dBA between 7AM and 10PM
  - 45 dBA between 10PM and 7AM
  - Measured at the property line



# Congregation Size

- ⌘ Plan documents report conflicting estimates of congregation size
  - what is the true number?
    - Typical events - 50
    - Special events upto 200
- ⌘ How big is the congregation expected to grow – not just “male members” but entire community including women and children?
  - Applicant’s presentation has addressed this
- ⌘ What is fire code capacity of the 20,000 SF space?
  - Occupancy requirements differ for classroom and assembly space
  - Building permit has not been submitted
  - No data is currently available
- ⌘ If the congregation is limited to the projected numbers in the traffic documents, why do they need a 20,000 SF facility?
  - Proposal includes different uses – Assembly area, classroom space, dining hall, parsonage, guest residence

# Security Concerns

- ☞ More people in the neighborhood who aren't residents of the neighborhood
  - Congregation from Redmond, Sammamish, & eastside cities
  - Religious facilities are a permitted use
  - No requirement that a religious facility serve only the immediate neighborhood
- ☞ Impact to property on street such as cars, waste bins
  - Parking is to be accommodated on-site or off-site with shuttle service
  - Site plan includes designated area for trash enclosure
- ☞ Possibility of littering, cutting through yards
  - Landscaping provides buffer and no ability to cut through neighboring yards
  - Fence along the north and east boundary
- ☞ How will this affect crime rates in neighborhood?
  - City of Redmond crime statistics show no correlation between religious facilities and increased crime

# Mitigation Plans

- ∞ If the project is approved, what recourse does the community have if/when some of these concerns materialize despite assurances to the contrary?
  - Community should contact the City so that we can work to resolve the issues
- ∞ Future growth of congregation or if ownership changes – what guarantees they will respect what was originally promised?
  - Conditions of approval associated with the project have to be complied with irrespective of ownership
- ∞ Ongoing enforcement of parking, noise, etc.
  - Code Enforcement – noise, parking – Police (illegal parking)
- ∞ How to enforce congregation's plan for shuttle parking and offsite parking lease agreement?
  - TMP provides for contingency measures
    - Obtain additional off-site parking agreements
    - Contract off-duty police officer
    - Create transit program
    - Implement carpool
  - Violation of TMP could result in revocation of their permit

# Additional Concerns

- ∞ The City denied earlier land use proposals for a day care center due to insufficient fire egress from the site. What has changed since then to address that concern?
  - Day care center application was not denied
  - Day-care facility came in for a pre-application meeting in 2008, and did not submit a formal application (PRE080028)
- ∞ What is the nature of the city's support for this project?
  - City's role is not to "support" projects
  - Review projects for compliance with regulations
- ∞ Mosques are not mentioned in city code concerning religious facilities
  - RZC 21.08.280 - Churches, Temples, Synagogues, and Other Places of Worship
- ∞ Where does the storm water drain from the site?
  - Storm water is collected and following detention and water quality treatment it is pumped to the existing ditch adjacent to 520
- ∞ What is the status of the demolition permit for the existing site buildings?
  - Demolition permit has not been submitted as yet

# Next Steps

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# Next Steps

- ⌘ Additional Neighborhood meeting ?
- ⌘ Design Review Board Meeting – May 15, 2014
- ⌘ Technical Committee
- ⌘ Notice of Decision
- ⌘ Copies of decision mailed to all parties of record

# Appeal Process

- ⌘ Any decision made by the City (Notice of Decision)
- ⌘ Appeal must be filed with the City Clerk's office within **14 days** of the Notice of Decision
- ⌘ Appeal must demonstrate that the City (Technical Committee) made a **substantive** or **procedural** error in issuing the decision
- ⌘ Appeal of this decision is forwarded to the **Hearing Examiner**
- ⌘ Hearing Examiner holds an appeal hearing
- ⌘ No cost to file an appeal
- ⌘ Appeal application form with instructions  
[www.redmond.gov/landuseforms](http://www.redmond.gov/landuseforms)